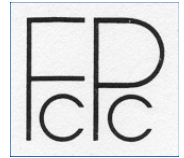




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## MEETING SUMMARY Wednesday May 14, 2014

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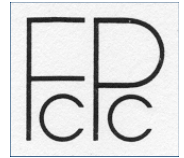
ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>NO MINUTES TO APPROVE</u></b>		<b>INFORMATIONAL</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS / AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>CONSENT AGENDA</u></b>		<b>DECISION</b>
a) <b><u>MIDDLETOWN VALLEY ESTATES, Lots 6A and 6B</u></b> - The applicant is requesting combined preliminary /final plat approval to resubdivide Lot 6 into two lots, a modification of 1-16-219(C)(2) to allow a panhandle lot in a major subdivision, and a modification of 1-16-12 (B)(3)(b) to allow a major subdivision on a road that has less than a 20 foot wide paved travelway. Located on Bennies Hill Road, 670 feet southeast of MD 17. Tax Map 74 / Parcel 209. Zoned: Agricultural / Rural (AG). Planning Region: Brunswick File:S578, Plan #14255, FRO #14256 <i>Mike Wilkins, Principal Planner</i> <b>APPROVED</b>		
b) <b><u>Tilted Kilt LOU</u></b> – The applicant is requesting APFO approval concurrent with the processing of a staff level Type II site development plan review for re-development and marginal expansion of a vacant restaurant site at the southern quadrant of MD 355 and Lowes Lane. File: SP-96-28, APFO #14454 <i>Ron Burns, Engineering Supervisor-Traffic &amp; Transportation</i> <b>APPROVED</b>		
5. <b><u>CONCEPT SITE DEVELOPMENT PLAN</u></b>		<b>DECISION</b>
a) <b><u>LIBERTYTOWN GARDEN CONDOMINIUMS</u></b> - The applicant is requesting concept site development plan approval for a proposed mixed use structure to include 14 residential units and 3,056 s.f. of commercial / retail space on a 0.89-acre property. Located on the north side of Main Street (MD 26) at the western terminus of North Street in Libertytown. Tax Map 51 / Parcel 123. Zoned: Mixed Use (MX). Planning Region: Walkersville File:SP-13-18, Plan #14147,FRO #14148 <i>Denis Superczynski, Principal Planner</i> <b>APPROVED</b>		

Please note that this document is a summary of the discussion that took place at the referenced meeting. It does not include all discussion that occurred at the meeting and is not intended to be a transcript or formal minutes. If you would like to obtain a video of this meeting, please call 301-600-2572 or 301-600-1138.



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*This item was postponed. Will be heard at June 11, 2014 meeting*

### 6. PRELIMINARY PLAN

- a) RAMSBURG PROPERTY-The applicant is requesting preliminary subdivision plan and adequate public facilities approval for 57 single family lots, on a 123.82-acre site. Located along Roderick Road, south of MD 80, north of Sharon Drive. Tax Map 96 / Parcel 69. Zoned: Residential (R1). Planning Region: Urbana  
File:S-933, Plan #13629, APFO #13630, FRO #13631  
*Tolson DeSa, Principal Planner II*

### 7. SPRING 2014 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

#### FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

- a) WS-14-01: Yankee Land Trust  
Tax Map 56, Parcels 207, 296, 390, 439. Account # 02-589677, 02-589682, 02-589680, 02-589681 & 02-589678, Tax Map 57, Parcel 16. Account # 02-589679. Yellow Springs Road at Walter Martz Road/Indian Springs Road within the City of Frederick.  
Requesting reclassification of 299.7 acres from W-5, S-5 to W-3, S-3.

**CONSISTENT**

- b) WS-14-02: Division of Community Development on behalf of Nicholas and Emilie Gessler  
Tax Map 78, Parcel 528, parcel "F." Account # 09-273654.  
South side of Baltimore Road, 350 feet west of Bells Lane.  
Requesting reclassification of 0.90 acres from S-5 to S-3

**CONSISTENT**

- c) WS-14-03: MS Gladhill Farm, LLC  
Tax Map 78, Parcel 742, Lots 1, 2, 3, 4. Account(s) # 09-317546, 09-317554, 09-317562, 09-317570. North side of Reichs Ford Road at Pinecliff Park Road  
Requesting reclassification of 147 acres from PS to W-4, S-4 plus the depiction of a sewage pump station symbol on the Sewer Map.

**CONSISTENT**

#### WS-14-04: Michael and Lorriane Staley

Tax Map 49, Parcel 50. Account # 26-505348. West side of Glade Road at Winterbrooke Drive in the Town of Walkersville.

Requesting reclassification of 4 acres out of 78 acres from W-5, S-5 to W-3, S-3.

*Tim Goodfellow, Principal Planner*

**CONSISTENT**

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